

MILFORD PLANNING BOARD PUBLIC HEARING  
March 17, 2015 Board of Selectmen's Meeting Room, 6:30 PM

**Members Present:**

Christopher Beer, Chairman  
Kathy Bauer  
Steve Duncanson  
Janet Langdell  
Judy Plant  
Tim Finan, Alternate member  
Susan Robinson, Alternate member

**Staff:**

Jodie Levandowski, Town Planner  
Darlene Bouffard, Recording Secretary  
Scott Schaeffer, Videographer

**Excused:**

Tom Sloan  
Paul Amato

**MINUTES:**

1. Approval of minutes from the 2/17/15 meeting.

**NEW BUSINESS:**

2. **Michael R. Ciardelli, et. Al/Heatherland Properties LLC – Ciardelli Fuel Company – Ciardelli Crossing & Nashua St – Map 32, Lots 27 & 28:** Public Hearing for a major site plan to construct a 1,792 sf office addition with associated site improvements.  
*(New application – Sandford Surveying and Engineering, Inc.)*

**OLD BUSINESS:**

3. **San-Ken Properties, LLC, et al – Mile Slip, Wolfer and Boynton Hill Roads – Map 45, Lots 3, 17, 18 and Map 40, Lot 104-4;** Major subdivision involving multiple lot line adjustments for fifty-two (52) new residential lots, two (2) existing lots and two (2) open space lots.  
*(Tabled from 2/17/15)*

**OTHER BUSINESS:**

4. **Discussion-Conceptual Site Layout Plan – Alene Candles – Scarborough Ln – Map 42 Lot 7 & Map 42 Lot 8**

Chairman Beer called the meeting to order at 6:30PM. He introduced the Board and staff and explained the ground rules for the public hearing. Tim Finan and Susan Robinson, alternate members were called to sit.

**MINUTES:**

C. Beer submitted a correction to page 2. J. Langdell made a motion to approve the minutes from the 2/17/15 meeting, as amended. S. Duncanson seconded with J. Plant abstaining and all else in favor.

**NEW BUSINESS:**

**Michael R. Ciardelli, et. Al./Heatherland Properties LLC Ciardelli Fuel Company – Ciardelli Crossing & Nashua St – Map 32, Lots 27 & 28:** Public Hearing for a major site plan to construct a 1,792 sf office addition with associated site improvements. J. Langdell indicated the application is complete and moved to accept the application. K. Bauer seconded with all in favor. J. Levandowski read the abutters list into the record.

*Abutters present:  
Town of Milford*

Chairman Beer recognized:

Earl Sandford, Sandford Surveying & Engineering, Inc.

Michael Ciardelli, Birdland Properties, LLC/Heatherland Properties, LLC

Chairman Beer read the notice of hearing. J. Levandowski verified that the application was complete. S. Duncanson made a motion that this application did not pose potential regional impact. J. Langdell seconded with all in favor.

Earl Sandford, of Sandford Surveying, representing Ciardelli Fuel Company, presented plans dated 2/24/15 with revisions and explained that the Ciardelli's would like to take an existing office building and expand; they would like to take down the existing residence on the left of the property which was approved to be converted to commercial use, which was not feasible, so it was decided to take it down and build something attached to the existing building. Additional parking has been designed to handle this addition; the two lots will be combined into one lot and there will be no setback issues. Mr. Sandford indicated the staff comments had ten items which have been addressed and there are copies of the plan with those changes addressed. Mr. Sandford said they are hoping for approval on this addition. The ten items from staff recommendations were reviewed and shown to have been addressed. Street name will be compliant with E-911 requirements. Mr. Sandford said it is very clear that there is not that much of a net increase. The Milford Conservation Commission comments were received, and there is no impact to the buffer, they came today and suggested a porous pavement but Mr. Sandford said we have gone above and beyond the call of duty with the drainage and swale to handle all of the 100 year storms and treats one hundred percent of the flow. Mr. Sandford feels they have done their due diligence and that this changed plan will be accepted with the recommendations from staff.

Chairman Beer asked for questions from the Board. S. Duncanson indicated the plan shows one handicapped access parking space, would that be increased to two? J. Levandowski indicated the Town determines the amount of spaces and it was determined they only need one, which meets the regulation. S. Duncanson said the Building Department had a question on occupancy load. J. Levandowski said she did not find out anything other than the one required space; and she also asked for clarification of the building code occupancy load as she is not familiar with the term. J. Langdell suggested finding out from Dana MacAllister because she also has never seen that.

S. Duncanson indicated the E-911 information should show 5 Ciardelli Crossing as the address but the print shows something different. Mr. Sandford said those changes have been made on all the prints. K. Bauer asked how long Ciardelli Fuel has been in Milford. Michael Ciardelli responded since 1957. K. Bauer asked if that is when the sign first went up on the apartment building? J. Langdell said that sign is really a landmark. Ms. Langdell also noted in the staff memo, it states this will be a great improvement and will be a positive impact to that part of town. Ms. Langdell noted that there is actually two parking spaces on the site that are not noted on the plan. T. Finan asked about police impact fees, was that addressed? Mr. Sandford said this plan is subject to police impact fees that will be assigned at plan approval.

J. Langdell said the Planning Board did receive a Conservation Commission memo, bringing forward the idea of a pervious pavement and the buffers, cistern or outdoor planters; those ideas are added value pieces. Chairman Beer said that is just a recommendation from the Conservation Commission. J. Langdell said it is recommended to the Planning Board and we can ask the applicant to respond. Chairman Beer asked if there were any other comments on the Conservation Commission comments? K. Bauer asked if the applicant could go over those comments again. J. Langdell said it includes adding cisterns or flow through planters which could be used for the sprinkler system; as well as crushed stone for plantings. Mr. Sandford indicated he already has a lot of this built into the plan and that will be worked out to include collecting rainwater and having the pavement water collected in an infiltration trench along the back and designed to fill up and soak the water in rather than sheet it off. The reason you have those things is to treat the water and Mr. Sandford thinks that has been done.

Chairman Beer opened the hearing for comments or questions from the public. Seeing none, he closed the public portion of the meeting at 7:00 p.m. Chairman Beer asked for a motion.

J. Langdell moved to approve the plan as presented, conditioned upon staff reviewing the revised plan so that they make sure all the items were addressed. J. Plant asked about occupancy load being addressed and if that will have any impact. S. Duncanson said there is only one occupant, but if the second floor is utilized there might be extra people and that would affect the occupancy load; the parking goes by the square footage. J. Langdell said the parking goes with the property but knowing the intent of this development, it is not a big concern for her. S. Duncanson said it is not a concern for him either. J. Langdell just wants the information (on occupancy load) for the future. S. Duncanson seconded the motion and all were in favor.

**OLD BUSINESS:**

**San-Ken Properties, LLC, et al – Mile Slip, Wolfer and Boynton Hill Roads – Map 45, Lots 3, 17, 18 and Map 40, Lot 104-4;** Major subdivision involving multiple lot line adjustments for fifty-two (52) new residential lots, two (2) existing lots and two (2) open space lots.

*(Tabled from 2/17/15)*

Chairman Beer indicated there has been a request from this applicant to table for this evening. S. Duncanson moved to table this application to 4/21/15. K. Bauer seconded and all were in favor.

**OTHER BUSINESS:**

**Alene Candles – Scarborough Lane – Map 42 Lot 7 & Map 42 Lot 8; Conceptual Site Layout Plan;** Conceptual discussion for an expansion to the existing plan.

Patrick Colburn, representing Alene Candles, indicated this is a review, to get feedback on the conceptual lay out and to discuss goals and projections for Alene Candles and what that does to Scarborough Lane and its infrastructure. Alene Candles has 51,875 square feet of manufacturing in the Industrial district and West Milford Revitalization Zone, and they are looking to bring forward construction of a building expansion of 14,000 square feet with a two story addition on the front of the existing building.

The parking demand for the new facility and the large shipments is part of this plan so they have a significant parking requirement. Right now the existing facility only accommodates 82 parking spaces. There is also a requirement for trailer facilities. Alene Candles has two facilities: Milford and in Ohio under which they produce candles. This plan looks to work with Demoulas and the abutters in order to extend Scarborough Lane into the property to the north and adjust the line between lots 42-7, 42-5 and 42-8 to provide frontage or access easement rights. In the future it could connect with Savage Road or Route 101 at some point.

Trailers would be stored at the cul-de-sac. Alene is interested in the Board's thoughts and concerns regarding a waiver to extend the cul-de-sac to accommodate this plan and they do not want to go down that road if this Board does not agree with the required waiver. The water service is deficient in this area; the existing infrastructure can meet domestic needs but not what is needed for sprinkler systems for this use; currently that water must run through a booster system The private fire booster system is housed at Hitchiner. If the sprinkler system is called for at Scarborough Lane, it gets electronically serviced from Hitchiner. The Dram Cup Hill Tank is right on the Demoulas land; we could connect into the main that exits Dram Cup. That would be a benefit to future use of this

business. Mr. Colburn is going to work with the water consultant to work out a program that everyone agrees with.

J. Langdell asked if the Water Commissioners have been consulted? Mr. Colburn said he has only spoken to the Director of Water Utilities, not the Commissioners about the Dram Cup Hill Tank. J. Langdell does not recall if the deficiency was known when they built up there. Mr. Colburn said the maintenance of the provided systems are handled by the private entities. S. Duncanson said there is a twelve inch PSNH easement, where will they move that? Mr. Colburn said they have not started working with the utilities yet, so that is not yet determined. S. Duncanson asked about the land behind Demoulas; he would like to know what is bordering this parcel. Mr. Colburn can look that up. S. Duncanson indicated parking the trailers in the existing right of way at the end of a cul-de-sac is a fire hazard, that is for fire truck access; if trailers are parked there, they cannot access the property properly.

Mr. Colburn recently learned that the cul-de-sac is used as a helicopter landing zone for emergency medical, which requires so much room, the fire truck access is not a concern, but with this addition there will be a special parking area for the tractor trailers. When we design this, the tractor trailers will be stored in a designated area and the cul-de-sac will be able to continue to be used for medevac. Chairman Beer asked how much does Scarborough Lane extend with this expansion? Mr. Colburn answered 800 feet. J. Langdell suggested inquiring with the Fire Department about extending it 800 feet; she thinks this is a good move for Milford but the safety should be run by emergency services (Police, Fire and Ambulance). Mr. Colburn responded that they were not concerned with the length of the extension and DPW director Rick Riendeau was also consulted about snow removal.

J. Langdell asked how far into "Twin Tows hill" will the work go? Mr. Colburn answered they will only work on the flat portion and then explained that the Dram Cup Hill is not a source of water, the water is pumped from elsewhere to Dram Cup Hill storage tank. S. Duncanson said if the line were brought down, it would increase the pressure significantly. Mr. Colburn responded that they will work with the Water Consultant to get the appropriate data. T. Finan asked if the limit on the dead end roads is only for roads with no water? J. Levandowski said no, that is not the case. Mr. Colburn said they will have to get support from the Fire Department on the length of the road. S. Duncanson indicated all three emergency departments should be consulted.

#### Election of Officers

J. Levandowski indicated the election of officers will be conducted at the April 7 work session. J. Langdell asked what the first topic for discussion is at the meeting. J. Levandowski said she believes Conservation and Open Space discussions.

The meeting was adjourned at 7:45 p.m. on a motion made by K. Bauer and seconded by S. Duncanson. All were in favor.

MINUTES OF THE MARCH 17, 2015 PLANNING BOARD PUBLIC HEARING APPROVED APR 21, 2015.